


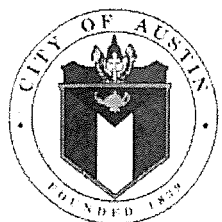


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0079
Address: 2909 E 3RD STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

CASE# C15-2015-0079
ROW# 113405852
TAX# 0200120605
TCAD ✓

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2909 E. 3rd St.

LEGAL DESCRIPTION: Subdivision – Govalle

Lot(s) 8 Block 3 Outlot 29 Division O Hartwell

I/We Joseph & Amanda Wilzbacher on behalf of myself/ourselves as authorized agent
for --- affirm that on April 17, 2015, hereby apply for a

hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

X ERECT --- ATTACH --- COMPLETE --- REMODEL X MAINTAIN

Code 25-2-774/Two-Family Residential Use: Seeking variance to allow 2 dwelling units on lot less than 7000SF. Lot size is 6785SF, 2155SF less than currently allowed. There is currently a primary residence and a 2nd structure. Our first option is to seek approval to 'grandfather' as our desire is to upgrade/expand the existing footprint. It does have 2 separate sink areas required for grandfathering consideration.

Code 25-2-943/Substandard Lot: Lot is exempt from this particular code because it was originally subdivided in October 1942, well prior to the March 1946 requirement. Supporting evidence is included.

in a SF-3-NP district. (Govalle)
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This property is zoned for Single Family, but remains very close to Cesar Chavez and Pleasant Valley which present opportunity to densify and strengthen walkability. This area of the Govalle neighborhood is close to many commercial and recreational establishments including Restaurants, banks, Lady Bird Lake, Kreig Field, and schools. Young families could reside here and also have the ability to house their older children or aging parents in a secondary dwelling. As evident by the rezoning of lots 11 & 12 on the same block which will be used for multi-family condos, there is acceptance for the aforementioned densification and enhancement in walkability in the area.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The lot is slightly less than the 7000SF required for a secondary dwelling but has a secondary dwelling already existing. This dwelling is not inhabitable and needs to be rebuilt/upgraded to be functional and safe. The secondary dwelling will provide a unit that can be used by older children or aging parents who may need support from their family and allows maintaining a family unit on one lot.

- (b) The hardship is not general to the area in which the property is located because:

The Govalle/Johnston Neighborhood Plan has not adopted 2nd residential dwellings however surrounding homes, neighborhoods and a large portion of Austin have allowed additional living structures on one lot, enhancing the quality of the property and Austin, in general. This lot already has a purposed secondary unit and since the allowable lot size is ever slightly less than allowed, the 2nd unit should be considered for grandfathering in lieu of/in conjunction with the allowable SF variance. In 1976 the back unit was permitted with bathroom and kitchen (two sinks).

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The new construction will adhere to all regulations on setbacks and height. It will maintain architecture style that is congruent with the new construction in the neighborhood already. It will also attempt to demonstrate resource efficiency and environmental awareness through landscaping and possibly solar arrays and water capture systems. These proposed changes will also comply with the goals of the Govalle/Johnston neighborhood plan to rehabilitate existing and deteriorating housing stock. This variance provides single family housing with the possibility of extended family, densification, walkability, and rehabilitation.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

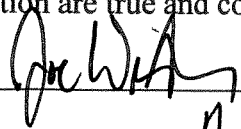
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 4212 Greystone Dr
City, State & Zip Austin, TX 78731
Printed Joe Wilzbacher Phone 512-773-7788 Date 4/17/15

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application

are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 4212 Graystone Dr.

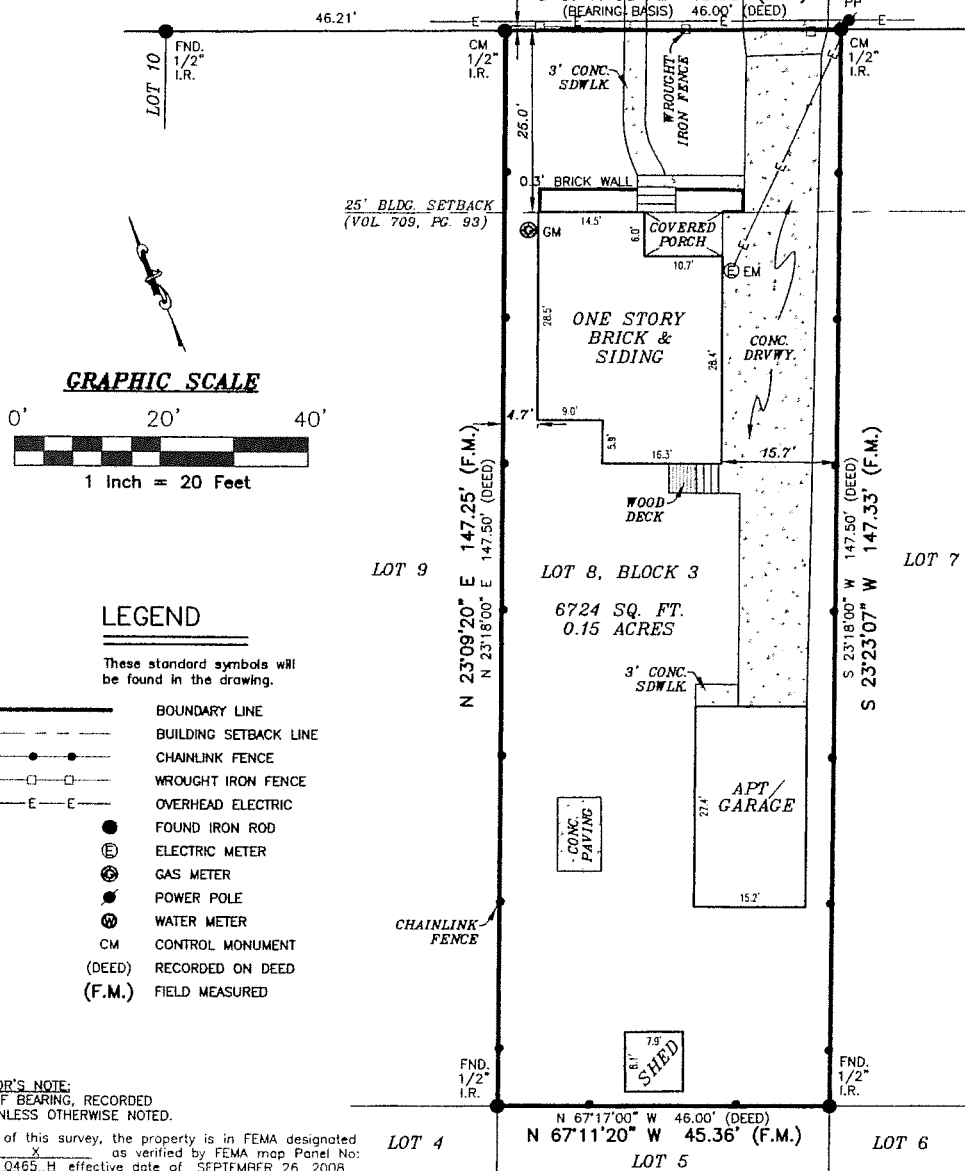
City, State & Zip Austin, TX 78731

Printed De Wiltzbacher Phone 512-773-7788 Date 4/17/15

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

EAST 3RD ST. (60' R.O.W.)

X
X



SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED
DEED UNLESS OTHERWISE NOTED.

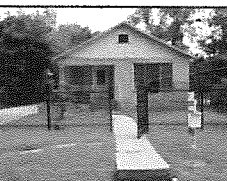
At date of this survey, the property is in FEMA designated
ZONE X as verified by FEMA map Panel No:
48453C 0465 H effective date of SEPTEMBER 26, 2008.
Exact designations can only be determined by a Elevation
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to GRACY TITLE

and STEWART TITLE
that the above map is true and correct according to an actual field survey, made by me on the ground or
under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further
certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent
discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way
as of the date of the field survey. I further certify that this survey meets or exceeds the
minimum standards established by the Texas Board of Professional Land Surveying (Section 563.18).
Borrower/Owner: JOSEPH WILZBACHER AND AMANDA WILZBACHER
Address: 2909 E. 3RD ST., AUSTIN, TX 78702 GF No. 01247-30931
Legal Description of the Land: Lot 8, Block 3, of Hartwell Addition, Section One, a
subdivision out of Outlot Nos. 29 and 13, Division "O", in the City of Austin, Travis
County, Texas, according to the map or plat recorded under Volume 709, Page 93,
in the Deed Records of Travis County, Texas.

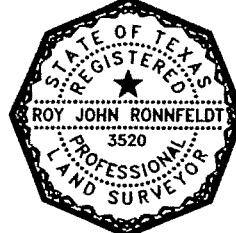
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 709, PAGE 93, DEED RECORDS, TRAVIS COUNTY, TEXAS
VOLUME 1351, PAGE 501, DEED RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



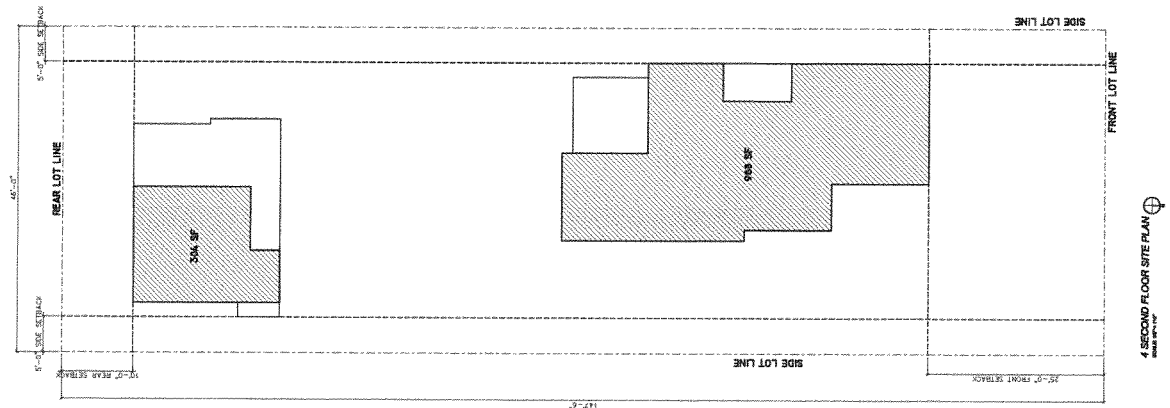
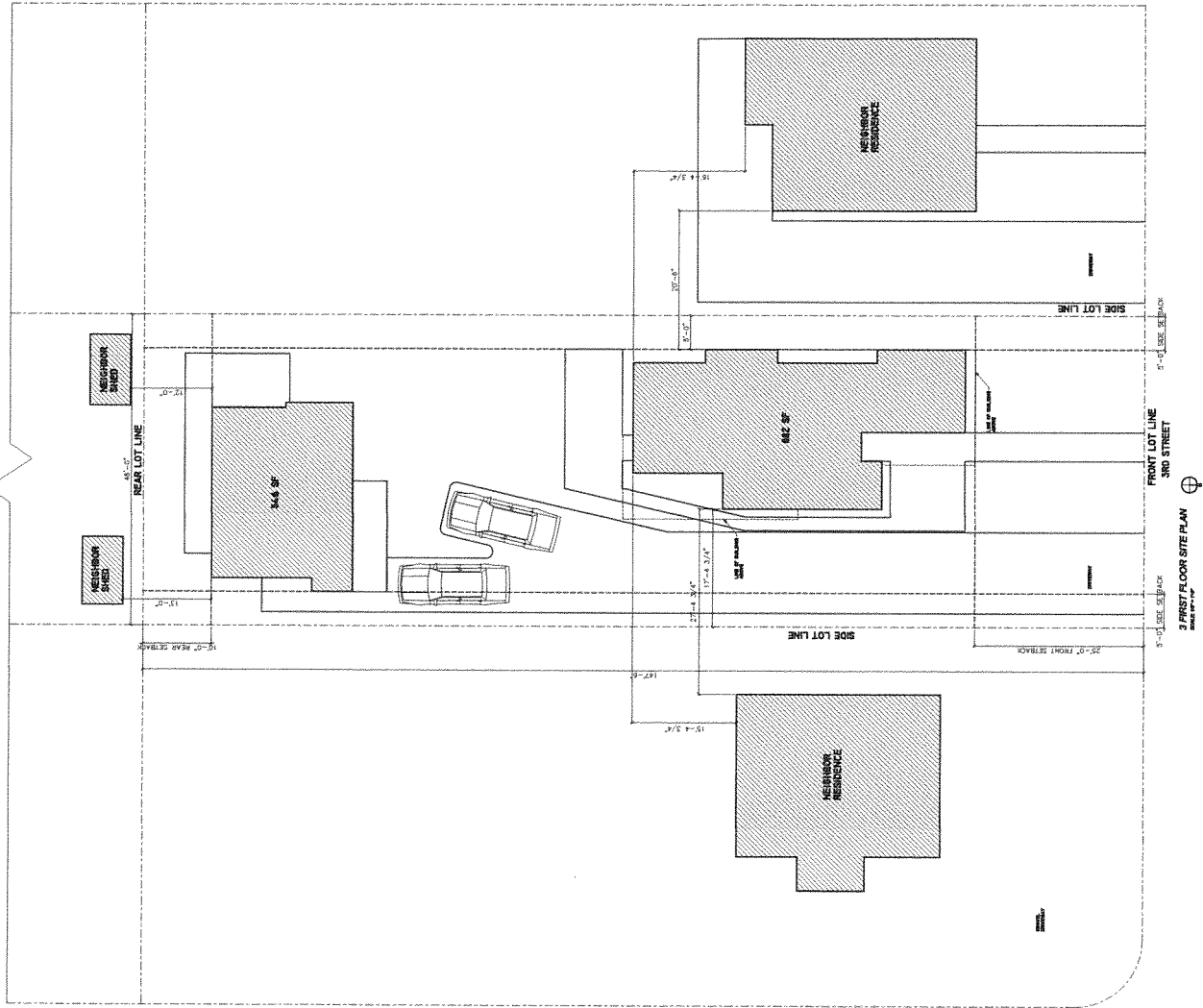
FINAL "AS-BUILT" SURVEY

JOB NO.:	1504027463	NO.	REVISION	DATE
DATE:	04/13/15			
DRAWN BY:	MN/AG/TK			
APPROVED BY:	RJR			



ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520





Heldenfels, Leane

From: Anne Manassero <anne@manasserofarm.com>
Sent: Tuesday, May 26, 2015 4:06 PM
To: Heldenfels, Leane
Subject: 614 and 618 Blanco BOA Meeting on June 8th - Request for Postponement of Hearing

Dear Leane,

I am writing to formally request a postponement of the hearing by the Board of Adjustments regarding the filing of application for administrative approval for the following project:

Case Number: SP-2015-0166C
Project Name: The Stonewall
Project Location: 700 Blanco Street
Applicant: Doucet & Associates, Ted McConaghy
Owner: Arbol Lindo, LLC, James Schoenbaum

I am the owner of the property at 612 Blanco Street in Austin. I am an interested party as my property is directly impacted by the Stonewall project and shares a property line with it. I am requesting a postponement of the June hearing by the Board of Adjustments considering a variance waiver to the compatibility requirements set forth in the Castle Hill Historic District Preservation Plan and Design Standards.

I reside full time in California and am unable to return to Austin to attend the June meeting due to the fact that our organic, family run farm also serves as a special events venue. I have two prior scheduled events both around and actually on the June 8th meeting date. These are both large events that have been long scheduled. As we are family owned and operated, I do not have anyone who can step in and run the events in my stead.

I greatly want to attend the BOA meeting regarding this issue as my property will be significantly impacted by the Board of Adjustments decision regarding this project.

Thank you for your consideration in this matter.

Sincerely,

Anne Manassero
(714) 488-5128

Heldenfels, Leane

From: Joseph Wilzbacher ~~jwilzbacher@gmail.com~~
Sent: Tuesday, May 26, 2015 10:32 PM
To: Heldenfels, Leane
Subject: Re: 2909 E. 3rd Board of Adjustment ~~public notice language~~

Leane,
Sorry for the continuous bombardment.
I wanted to share the Cover Letter to see if this was appropriate.

Please see below and advise if not what you were suggesting.

Much appreciated!

Joe

Cover letter

June 8, 2015

City of Austin
Boards and Commissions
Board of Adjustments

Re: 2909 East 3rd St. Austin, TX 78731

Dear Board,

My wife and I Amanda were seeking out a location in East Austin to build a new home that eventually we could move into knowing that these locations in the core of Austin will no longer be affordable 5-10 years from now. We want to be able to easily access (walk/bike) and enjoy the parts of Austin we care about such as the lake, parks, restaurants, and various downtown activities. We noticed this home and what lured us in was 2nd dwelling that could be used for family/relatives as advertised in the listing summary. That is what made this a lot a viable option for us to afford and meet our needs.

The 2nd unit was built supposedly with a permit in early 1970's as a single unit for the original owner (Grandfather Tanilo). He couldn't find the permit but shared pictures of the unit and described the simple layout of kitchen, bathroom, shower, and shop area.

We want to be responsible and thoughtful neighbors by rebuilding the 2nd dwelling with sustainability in mind, energy efficient, sustainable materials, possibly solar and water recapture, and reduced construction waste. I also would want to utilize local labor (neighbor across the street owns drywall company – Gomez Drywall), consider fencing options with my adjacent neighbors and in general improve the housing stock, add diversity to housing options, and be a good neighbor.

I'm seeking a variance on Code 25-2-774/Two-Family Residential Use:

Variance to allow 2 dwelling units on lot less than 7000SF. Lot size is 6785SF, 215SF less than currently allowed. There is currently a primary residence and a 2nd structure. Our first option is to seek approval to 'grandfather' as our desire is to upgrade/expand the existing footprint. It does have 2 separate sink areas required for grandfathering consideration. I also walked the block trying to speak to as many neighbors as possible and none of them had issues with rebuilding a 2nd dwelling.

Thank you for your consideration.

Respectfully,
Joe Wilzbacher

On Tue, May 26, 2015 at 5:55 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

It will be too late for this hearing – do you want to postpone and do both at the July hearing? Or if you think you'll do more than 50% value remodel to the 2nd unit (see attached), do you think we can add setback to this notice? Then can stay on for June – they may not grant it – they may say come back and get your special exception and just remodel up to 50% or meet the 5' side setback when/if you reconstruct –

Leane

From: Joseph Wilzbacher [<mailto:jwilzbacher@gmail.com>]
Sent: Tuesday, May 26, 2015 3:17 PM
To: Heldenfels, Leane
Subject: RE: 2909 E. 3rd Board of Adjustment public notice language

Ok, I'll add a cover letter and put into pdf to make easier to print, etc
I'll get pictures assembled and if I need to submit the special exception is it too late for that or can I still do so in this review?

Thank you!

2909 East 3rd Variance

June 8, 2015

City of Austin
Boards and Commissions
Board of Adjustments

Re: 2909 East 3rd St. Austin, TX 78731

Our Board,

My wife and I Amanda were seeking out a location in East Austin to build a new home that eventually we could move into knowing that this location is in the core of Austin will no longer be affordable 5-10 years from now. We want to be able to easily access (walk/bike) and enjoy the parts of Austin we care about such as the lake, parks, restaurants, and various downtown activities. We noticed this home and what lured us in was the 2nd dwelling that could be used for family/relatives as advertised in the listing summary. That is what made this lot a viable option for us to afford as well as meet our needs.

The 2nd unit was built supposedly with a permit in early 1970's as a single unit for the original owner (Grandfather Tanilo). He couldn't find the permit but shared pictures of the unit and described the simple layout of kitchen, bathroom, shower, and shop area.

We want to be responsible and thoughtful neighbors by rebuilding the 2nd dwelling with sustainability in mind, energy efficient, sustainable materials, possibly solar and water recapture, and reduced construction waste. We also would want to utilize local labor (neighbor across the street owns drywall company – Gomez Drywall), consider fencing options with our adjacent neighbors and in general improve the housing stock, and diversity to housing options, and be a good neighbor.

We're seeking a variance on Code 25-2-774/Two-Family Residential Use:

Variance to allow 2 dwellings on lot less than 7000SF. Lot size is 6785SF, 215SF less than currently allowed. There is currently a primary residence and a 2nd structure. Our first option is to seek approval to 'grandfather' as our desire is to upgrade/expand the existing footprint. It does have 2 separate sink areas required for grandfathering consideration. I also walked the block trying to speak to as many neighbors as possible and none of them had issues with rebuilding a 2nd dwelling.

Thank you for your consideration.

Respectfully,
Joe Wilzbacher

Land Development Code Variance Variance

Code 25-2-774 Two-family Residential

Code 25-2-943 substandard lot (Plat registered prior to 3/15/46 – see slide 8)

2909 Listing



2909 Listing was marketing as a 2 in 1 opportunity for multi-generational. Main Home and guest house.

1 of 31

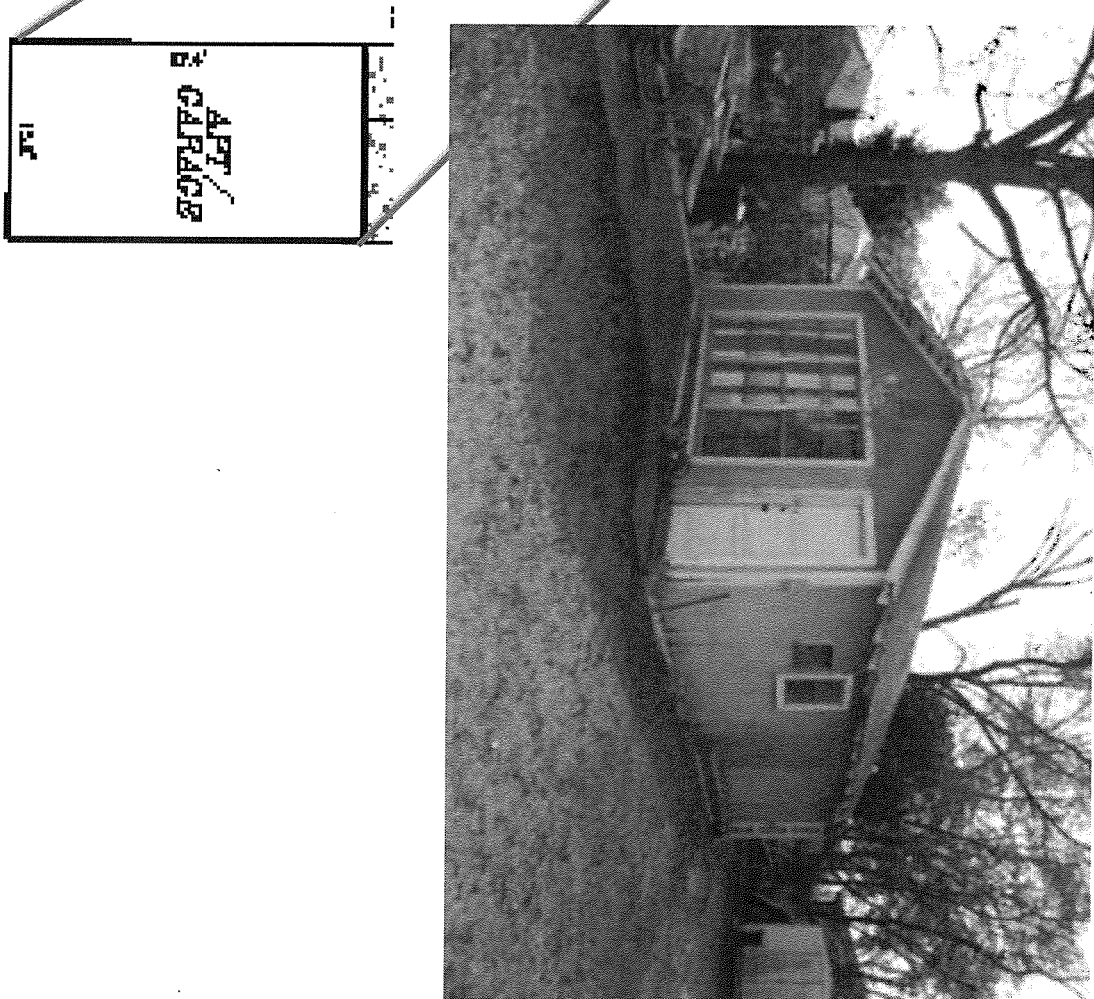


WOM 2 in 1 opportunity for Multi-generational ~Main home is Charming and inviting with covered front porch
~Gorgeous wrought iron fence & gate frame the front ~2bedroom, 1 bath home with kitchen/dining and separate living area ~Utility room off kitchen ~2nd is 1 bed/1 bath guest house with plumbing & electrical (needing much refurbishing) ~Beautifully treed, large, deep lot (45x147) ~Additional storage in back ~Fully fenced yard ~guest home is separate Safe

Property Type House, Residential

Year Built 1936

Journal of Management Inquiry 25(4) 391-407



Neighbors

Not a single neighbor I spoke to had issue with the building an improved back unit to replace the run down existing garage apt.

"Oh yes, I do drywall, Texture, painting, and more. I can help." - Eleno Gomez, Gomez Drywall

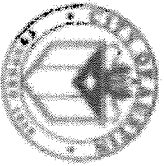
Constructing 7 multi-family Units

"No Problem"
- Lorenzo Zavaieta

"Oh, I want to do the same thing. Do you have a builder I can talk with. Please let me know how the process goes."

- Laura Loera

Google



I, Sheela Bhattacharjee, am applying for a variance from the Board of Adjustment regarding Section 25-2-744 of the Land Development Code. The variance would allow me the ability to rebuild the secondary dwelling to upgrade
replace the dilapidated garage apartment

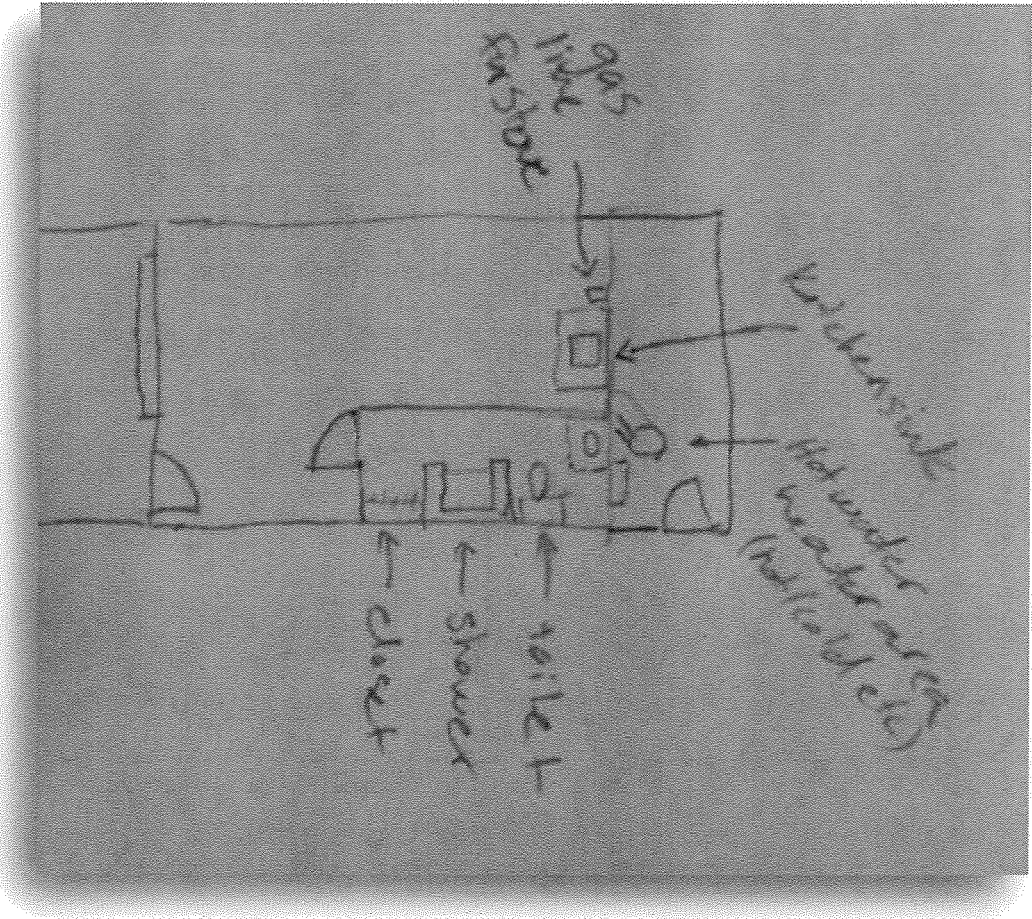
By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
CAVALIER	2911 E 3rd St. Astoria, Jamaica 2512 SW 9432	
	28202	
Eleno C6mez	2908 E 3rd St.	544-1111111
Jacques GARCIA	2905 E 3rd St.	Jacques Garcia
Maria Lorena	2908 E 3rd St.	Maria Lorena

Garage Apt Interior Images



Layout of Garage Apt



Main Room
(Kitchen/Living)

Gas for stovetop
(Kitchen area)

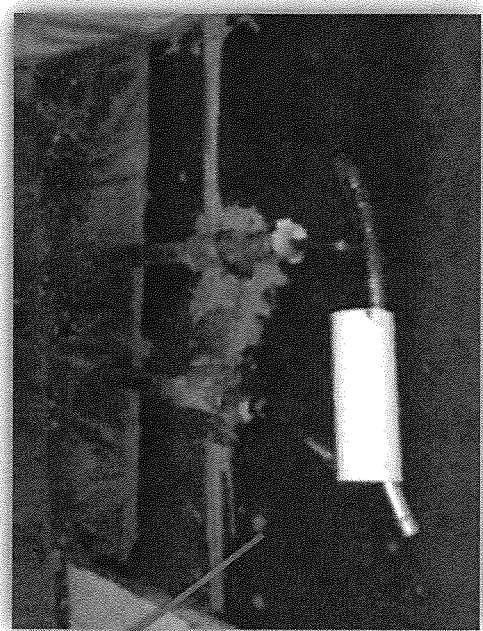


Kitchen Sink

Door to bathroom and closet

Garage Apt Interior Images

Water lines where bathroom sink was removed



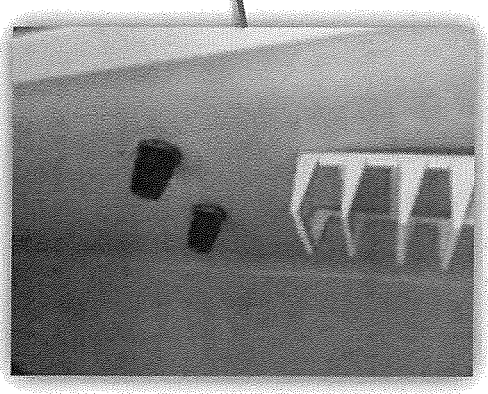
Bathroom and closet view



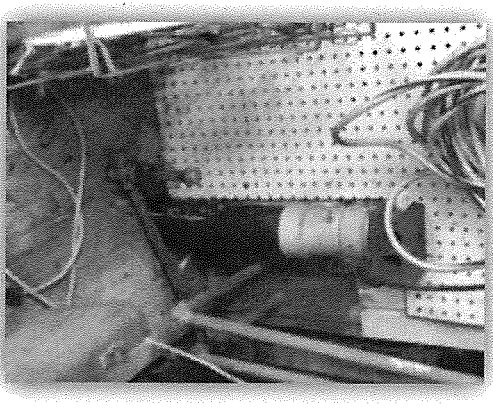
Toilet and vanity mirror



Shower



Separate unit water heater plumbing in 'shop'

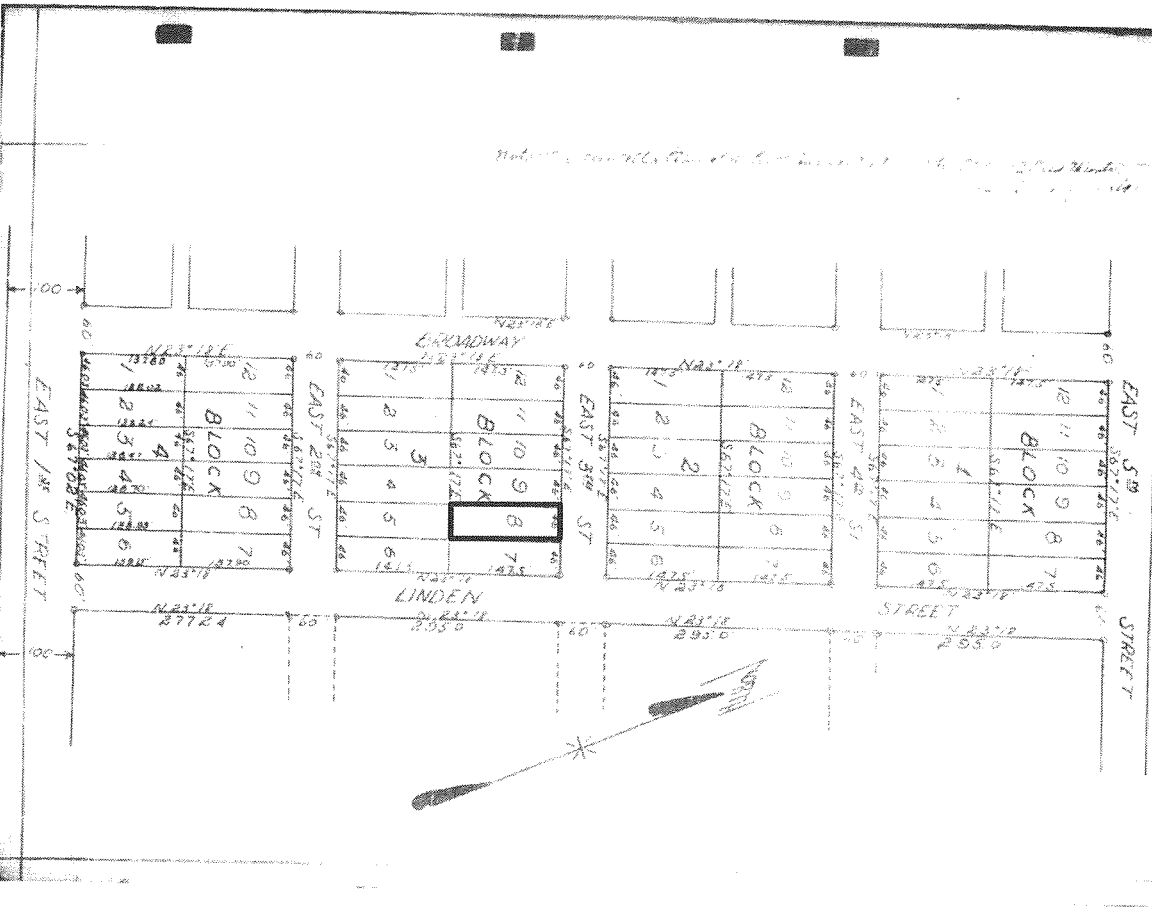


Multi-Family Developments: Multi-Family land uses are recommended mostly in two different kinds of locations in this planning area. Firstly multi-family is recommended on tracts located closer to the periphery of the neighborhood such as on Pleasant Valley and Oak Springs roads. Another significant use of multi-family recommended on this FLUM are on larger tracts that are adjacent to single family uses, but are currently used for more intensive land uses such as industrial or commercial. This plan recommends multi-family uses on these tracts to promote compatibility, as well as greater housing opportunities.

The encouragement of multi-family development in select locations is reflective of the plan's key planning principles to:

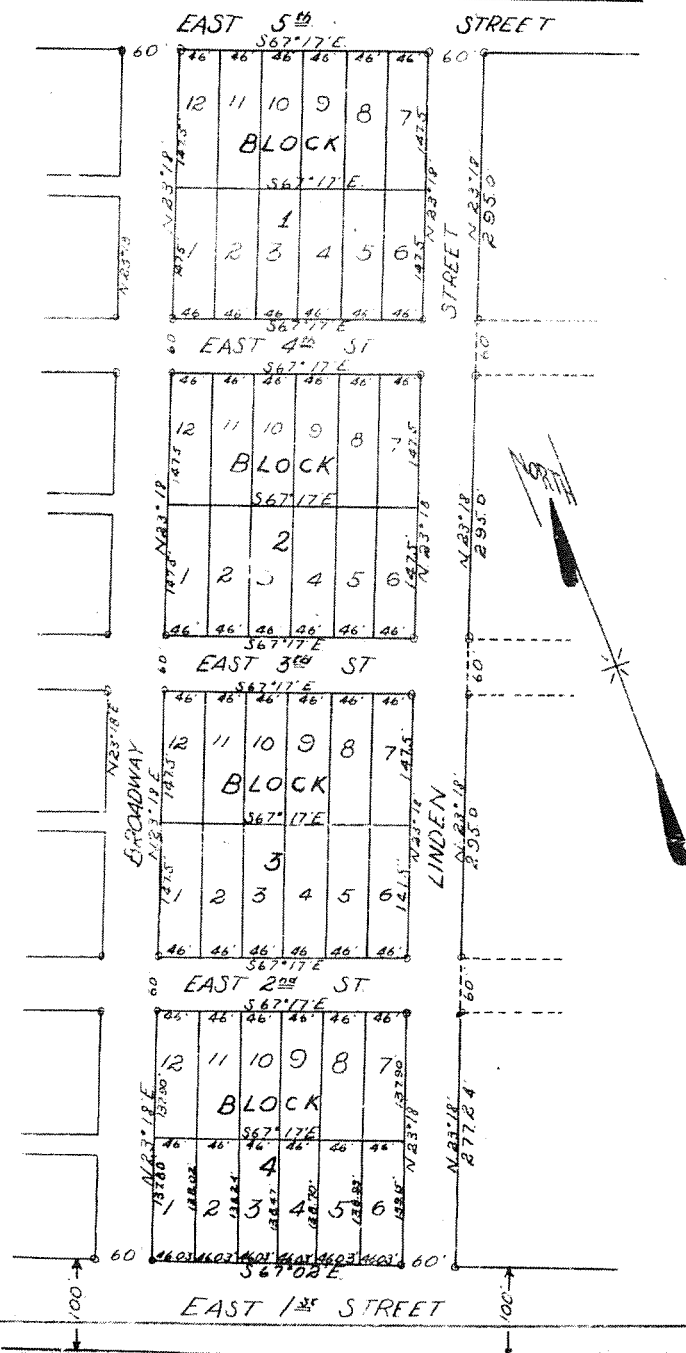
- Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods
- Provide a diverse range of housing opportunities for all stages of life and income levels, and
- Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods.

Code 25-2-943 substandard lot Subdivision Plat
 registered in 1942 (prior to 3/15/46)
 Lot width → 46'



TRAVIS COUNTY, TEXAS
 VOL. 78 PAGE 93

Note: City of Dallas has been notified of this survey and has no objection.



HARTWELL ADDITION

Section 1

Approved by City Plan Commission:

Date: 10-22-42

W. H. Fisher
Chairman

Date: 10-22-42

B. J. Rupert
Secretary

Date: 10-22-42

E. H. Scholz
Member

Date: 10-22-42

J. B. Mader
Member

Approved For Acceptance, Date: 10-22-42

J. E. Motheral
J. E. Motheral, City Engineer, Austin, Texas

Surveyed in September 1942 by

O. Leonard

O. Leonard, Licensed Civil Engineer, 501 West 15th St. Austin, Texas

Ph. 9093; Scale: 1" = 100'; G - Denotes Iron Pipe; Drawn by Eugene J. Wilson.

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul O. Simms, owner of the hereon subdivided tract of land, hereby adopt this plat as my subdivision, known as Hartwell Addition, Section One, and being a 10 acre tract of land, lying partly in Outlot 29 and partly in Outlot 13, Division "C", of the Government Tracts adjoining the City of Austin and now lying within the corporate limits of said City of Austin, Travis County, Texas, and being conveyed by Margaret L. Peck, et al, to Paul O. Simms, by deed recorded in Book 700, page 329, of the Deed Records of Travis County, Texas, and I hereby adopt this plat as my subdivision and hereby subdivide into four blocks each of which is divided into 12 lots and including in said Subdivision certain streets known respectively as Broadway, Linden St. and East 1st, 2nd, 3rd, 4th, and 5th Streets, as far as my interest may appear. The dimensions of said lots, blocks and streets in said subdivision are hereon shown on the plat or map this day adopted by me.

And I do hereby dedicate to the public all of said streets above named and shown on said plat, and have abandoned and do by this instrument, expressly abandon any former subdivision of said premises or any part thereof which may have been purported to have been made, whether same be of record or not. And with the approval of the City of Austin, as evidenced by an Ordinance passed September 18th, 1942 and recorded in Book "L", page 284, Ordinance Book, City of Austin, I have closed and do hereby close and abandon all platfied alleys shown on any plat of any such former subdivision of said premises, or any part thereof, subject to the provisions of said ordinance.

All lots in said subdivision are hereby impressed with the covenants of restrictions as to character of improvements, location thereof on said lots and the use, occupancy and ownership of said premises, which are hereinafter set out, all of which are hereby declared to be covenants running with the land, unless before or after the recording of this plat, I, as

owner of said premises, for myself, my heirs, assigns and legal representatives shall alter, change, modify or waive, in the deed or deeds of conveyance, some one or more of the hereinafter listed restrictions, or unless I shall hereafter modify, change or waive the restrictions on some lot or lots owned by me, or hereafter sold by me, which in my judgment should be so treated because of changed conditions which may occur in the future, or which may otherwise be deemed advantageous to said premises, which right I reserve; the following restrictions with respect to each lot, in this subdivision shall apply, be binding on the purchaser and on his heirs, executors, administrators and vendees, and each of them as covenants running with the land and such restrictions shall be deemed incorporated in each deed as though written therein word for word.

Said covenants are as follows, to-wit:

No lot in this subdivision shall be used except for residence purposes, excepting lots facing South on East First Street, and those facing North on East Fifth Street. Only one residence shall be erected upon any lot, and said residence shall front on the street upon which said lot faces. No residence shall be of box construction, but shall be of frame masonry, or stucco construction and shall be of original cost to the owner of at least One Thousand and no/100 Dollars (\$1000.00) Any residence (excluding front porches and steps) and all of the pertinent buildings shall be set back at least 25 feet from the front property line of said lot or lots.

No part of said premises shall ever be, conveyed, or in any way transferred, demised, leased, or rented to any person of African descent, or be held in any way by or for any such person.

Should the owner or other party in possession of any lot violate or attempt to violate any one or more of these restrictions or covenants (which have not been waived or modified by me in the manner hereinbefore stated, it shall be lawful for me, or any other person owning a lot in this addition to institute and prosecute proceedings, in law or in equity, or both, to enjoin such violations, and to collect damages, if any, sustained by him.

Paul O. Simms

Paul O. Simms, (Owner)

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

Before me, the undersigned authority, on this day personally appeared Paul O. Simms, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office at Austin, Texas, this the 10th day of October, A. D. 1942.

Pearl Vasterling

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for Record Nov. 4, 1942 at 11:00 A. M. Recorded Nov. 5, 1942 at 3:20 P. M.

0-----0

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

KNOW ALL MEN BY THESE PRESENTS:

That I, T. C. Steiner, of Travis County, in the State of Texas, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to me cash in hand paid by the grantee hereinafter named, out of her separate funds and estate, the receipt of which is hereby acknowledged and confessed, and for which no lien

Land Development Code Variance Variance

Code 25-2-774 Two-family Residential

Code 25-2-943 substandard lot (Plat registered prior to 3/15/46 – see slide 8)

2909 Listing



2909 Listing was marketing as a 2 in 1 opportunity for multi-generational. Main Home and guest house.

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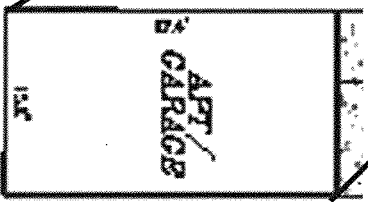
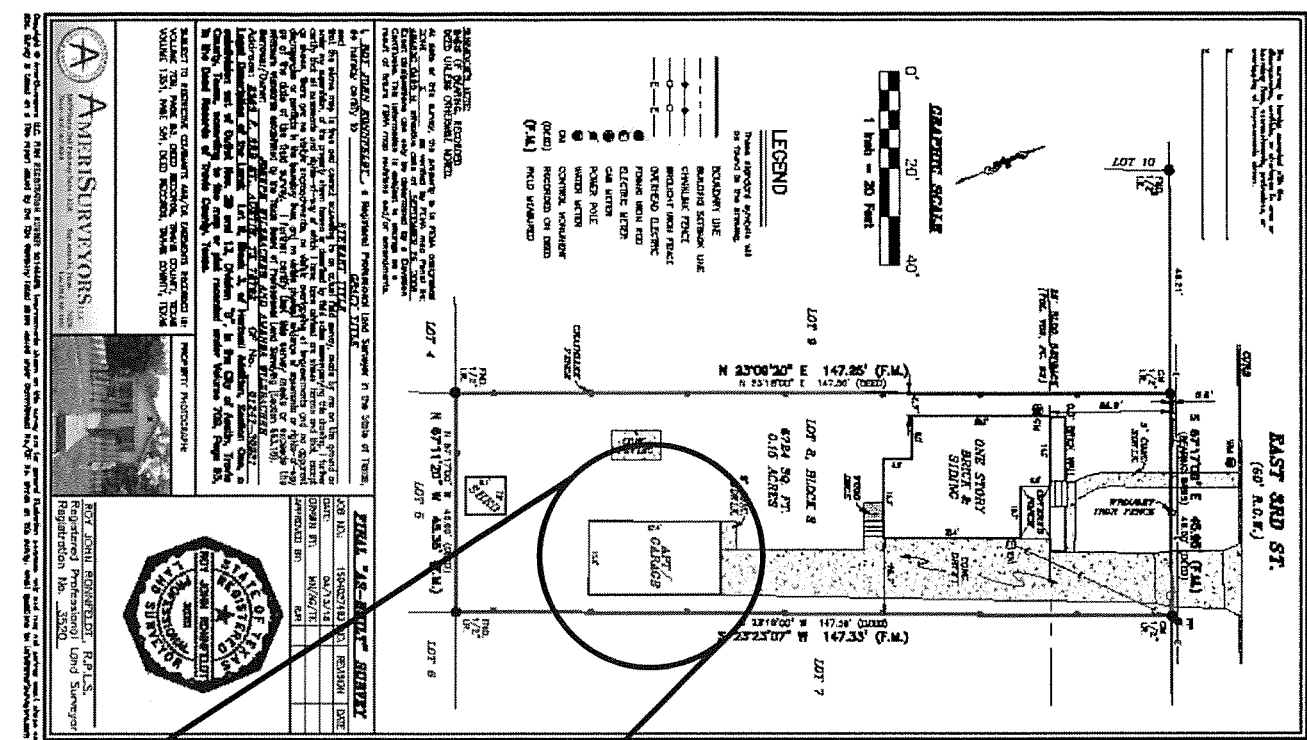
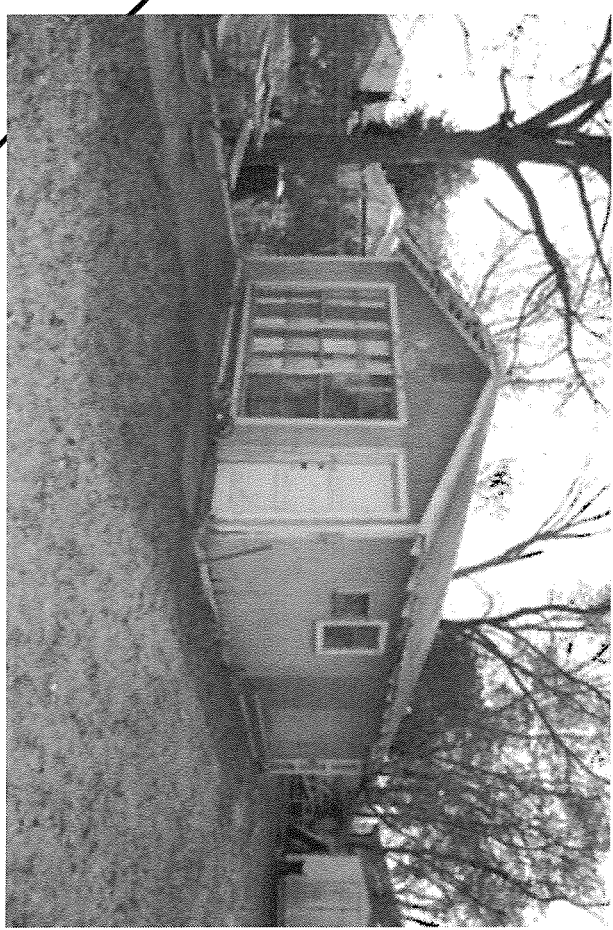


WOW! 2 in 1 opportunity for Multi-generational ~Main home is Charming and inviting with covered front porch
~Gorgeous wrought iron fence & gate frame the front ~2bedroom, 1 bath home with kitchen/dining and separate living area ~Utility room off kitchen ~2nd is 1 bed/1 bath guest house with plumbing & electrical (needing much refurbishing) ~Beautifully treed large deep lot (45x147) ~Additional storage in back ~Fully fenced yard ~guest home is separate Sq Ft

Property Type House, Residential

Year Built 1936

Garage Apt was constructed in the 1970's. The building is not structurally sound to remodel but would better improve the neighborhood housing stock with a rebuild.



Govalle/Johnson Terrace Combined Neighborhood Plan

Multi-Family Developments: Multi-Family land uses are recommended mostly in two different kinds of locations in this planning area. Firstly multi-family is recommended on tracts located closer to the periphery of the neighborhood such as on Pleasant Valley and Oak Springs roads. Another significant use of multi-family recommended on this FLUM are on larger tracts that are adjacent to single family uses, but are currently used for more intensive land uses such as industrial or commercial. This plan recommends multi-family uses on these tracts to promote compatibility, as well as greater housing opportunities.

The encouragement of multi-family development in select locations is reflective of the plan's key planning principles to:

- Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods
- Provide a diverse range of housing opportunities for all stages of life and income levels, and
- Encourage the development of affordable single-family and multi-family units on vacant tracts in established neighborhoods.

Neighbors

Not a single neighbor I spoke to had issue with the building an improved back unit to replace the run down existing garage apt.

"Oh yes, I do drywall, Texture, painting, and more. I can help." - Eleno Gomez, Gomez Drywall

"No Problem"
- Lorenzo Zavaieta

"Oh, I want to do the same thing. Do you have a builder I can talk with. Please let me know how the process goes."

- Laura Loera



Neighbors

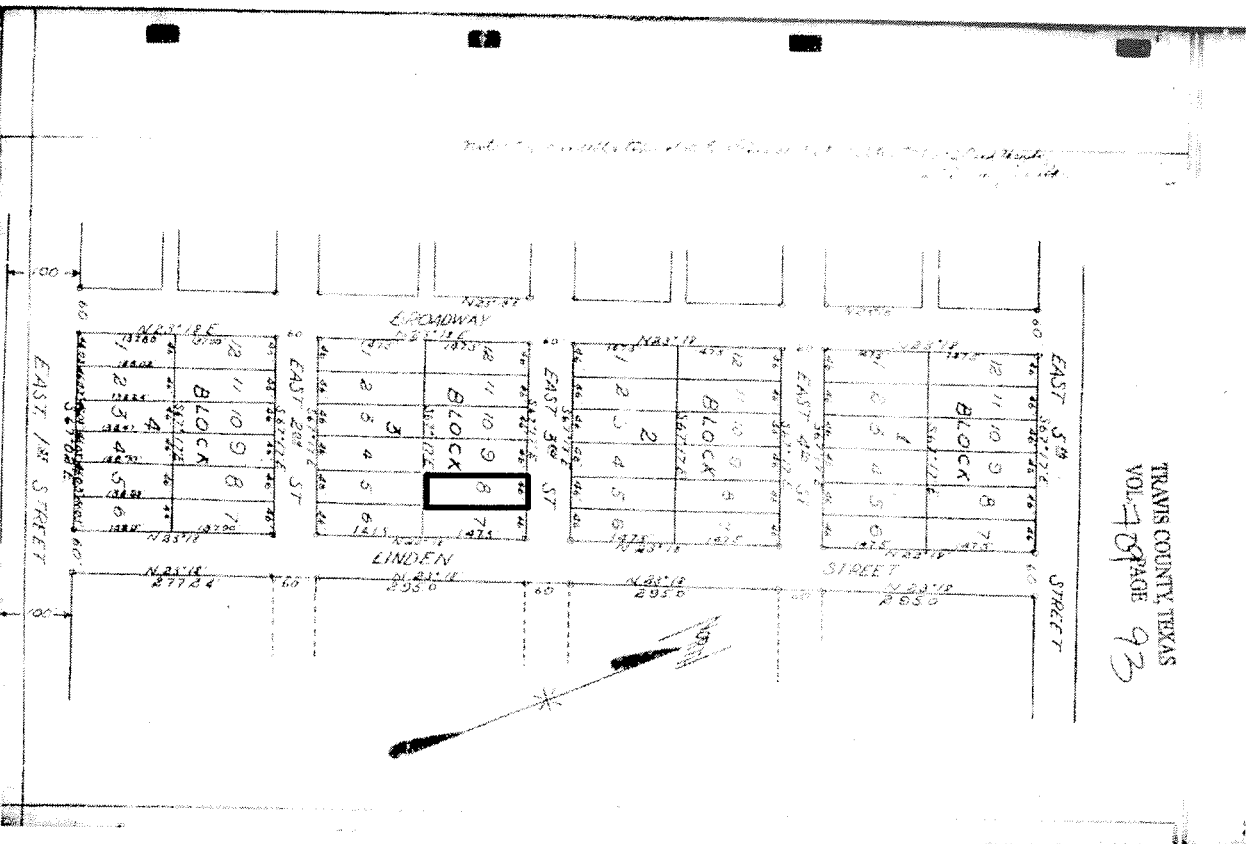


I, Jocelyn Lebeche, am applying for a variance from the Board of Adjustment regarding Section 25-2-741 of the Land Development Code. The variance would allow me the ability to rebuild the secondary dwelling to upgrade the dilapidated garage apartment

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
ZAVERIE JR	2911 E 34th St. Chicago, IL 60642	
Eleno Gomez	2908 E 34th St. Chicago, IL 60642	
Jocelyn Lebeche	2905 E 34th St. Chicago, IL 60642	
Maria Lorena	2905 E 34th St. Chicago, IL 60642	

Code 25-2-943 substandard lot
 Subdivision Plat registered in 1942
 (prior to 3/15/46)
 Lot width → 46'



PLANNED ADDITION

Section 1

Approved by City Planning Commission:

Date: 10-20-48

Charlton

Date: 10-20-48

W. B. Hubbs

Date: 10-20-48

W. B. Hubbs

Date: 10-20-48

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